

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 12, 1969

Appeal No. 10209 George Washington University, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Arthur B. Hatton not voting, the following Order of the Board was entered at the meeting of November 18, 1969.

EFFECTIVE DATE OF ORDER - Feb. 9, 1970

ORDERED:

That the appeal for permission to erect office building with roof structures in accordance with provisions of Section 3308 and variance of Section 3308.22 to permit allowable FAR in excess of 0.25 and variance from the requirements of Section 7515 to permit arcade at a depth greater than 25 feet and at other than sidewalk level at 1900 Pennsylvania Avenue, NW., lot 26, Square 119, be granted.

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
  2. The area of appellant's lot is 64,871.30 square feet. It is proposed to erect an eight (8) story office building containing 420,366 square feet of gross floor area with an FAR of 6.48.
  3. The proposed roof structure is to contain 32,600 square feet in area with an FAR of .46. The roof structure is to house a stairway, elevator equipment, and mechanical equipment. Electrical transformers and electrical switch gear equipment shall also be included.
  4. The material and color of the street facade of the building as well as the roof structure will be limestone-buff chat sawed.
  5. It is proposed to install double-glazed solarban gray window glass in black duranodic aluminum frames.
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6. The proposed building is to occupy one entire city block. Approximately 9,000 square feet in the basement level No. 1 is to be used for maintenance shops, locker rooms, meter reading rooms, telephone equipment rooms, and storage. It is proposed to provide 256 parking spaces. Equipment normally housed in the basement has been placed in the penthouse.

7. Appellant seeks to provide an arcade completely around the building. There is a difference in curb elevation diagonally across the subject square from a high point at 20th and Pennsylvania Avenue to a low point at 19th and H Streets of approximately seven (7) feet. This condition makes it difficult to provide an arcade that is open and level with the public sidewalk.

8. The prospective tenant of the proposed building proposes to demonstrate current state-of-the-art heat reclaim technology which is the reclaiming of heat generated by lights to reuse elsewhere in the building.

9. This appeal was filed and heard under plan by Mills, Petticord and Mills, architects, drawings No. 1-E, 1-W, 2-E, 2-W, 3,4,5, and 6, approved as noted by Mr. Arthur P. Davis, architect-member of the Board, on October 20, 1969.

10. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

Appeal No. 10209  
FEBRUARY 9, 1970  
PAGE 2

OPINION Cont'd:

The Board concludes that the roof structures of this proposed office building will harmonize with the street frontage of the building in architectural character, material, and color. The roof structures are in harmony with the prupose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
CHARLES E. MORGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.